

Emergency Rental Assistance Program

Maryland District Court Fact Sheet



The Emergency Rental Assistance Program (ERAP) was initially authorized under the Consolidated Appropriations Act of 2021 (“ERAP 1”) and further expanded through the American Rescue Plan Act (“ERAP 2”).

From ERAP 1, Maryland currently has over \$400 million in rental assistance available. Funds were allocated directly to the eight most populous counties (\$143 million) in Maryland as well as the State (\$258 million). All county programs will be available for application by May 17th.

What can ERAP do? Funds can be provided for up to 15 months of assistance to renter households with:

- Rent and utility arrears/debt
- Prospective rent and utility assistance
- Housing costs related to relocating units or leasing a new unit
- **A landlord can apply behalf of the tenant; or, the tenant may apply directly**
- There is no dollar cap on the amount of assistance that can be provided to a tenant

Tenant Eligibility & Application Requirements

Households must meet 4 criteria to be eligible for the program:

1. Have a rent obligation, AND
2. Have annual income at or below 80% of the Area Median Family Income (AMFI) for their county, AND
3. Be qualified for unemployment assistance OR experienced a reduction in income or increase in costs related directly or indirectly to COVID19, AND
4. Have housing instability, which can include a past due rent notice, utility shutoff notice, eviction notice, or substandard housing conditions

Other important information:

- Required documentation for eligibility: When reasonable efforts to obtain documentation have been made, self-certification of some criteria can be acceptable.
- The program prioritizes households under 50% AMFI, those who are currently unemployed, and households in priority census tracts with the highest eviction risk as identified by MD DHCD.
- Each county will establish an online and/or paper application that can be completed by tenants or landlords. If the landlord initiates the application, the tenant must co-sign the application since assistance is contingent on their household eligibility. If a tenant applies and the landlord refuses to participate, the county program may make the payment directly to the tenant, who can then make payment to their landlord.
- A landlord or property manager of a state subsidized property can apply directly to MD DHCD.

Landlord Concessions

As a condition of receiving assistance through the program, the landlord must agree to the following:

- Waive all late fees, penalties, and court fees
- Cancel/rescind existing eviction filings
- Not create a new eviction filing for a minimum of 30 days (in some cases may be 90 days)
- If the tenant’s lease is expired or will expire within 90 days, the landlord must renew/extend the lease for at least 90 days from the date assistance was received.

Some counties may apply more landlord requirements, such as requiring forgiveness of a portion of the rent.

A list of county programs, and information on MD DHCD’s program for eligible properties, is available at rentrelief.maryland.gov and will be updated as programs open and close. Tenants and landlords may also call 877-546-5595 to locate their local program (Open Monday to Friday: 8 AM to 7 PM, Saturdays: 9 AM to 4 PM)

Available ERAP 1 Funding by County

County	State Funds	Direct Federal Funds	Anticipated Open Date	Local Government Contact
Allegany County	\$3,389,068	N/A	May 17	David Nedved, Economic and Community Development (301) 876-9513, dnedved@alleganygov.org
Anne Arundel	\$5,498,730	\$17,313,628	Open Now	Elizabeth Brush, Planning Director (410) 222-3956, ebrush@acdsinc.org
Baltimore City	\$40,551,211	\$17,739,748	Open Now	Angela Whitaker, Baltimore City Community Action Partnership (410) 545-3013, angela.whitaker@baltimorecity.gov
Baltimore County	\$24,609,350	\$24,730,552	Open Now	Colleen Mahony, Chief of Policy, Planning and Administration (410) 887-5785, cmahony@baltimorecountymd.gov
Calvert County	\$1,801,998	N/A	May 17	Jacquelyn Culver, Community Resources Specialist (410) 535-1600 X8802, Jacquelyn.Culver@CalvertCountyMd.gov
Caroline County	\$1,503,689	N/A	Open Now	Jamie Beechey, Deputy Director of Recreation and Parks (410) 490-8464, jbeechey@carolinemd.org
Carroll County	\$4,260,520	N/A	May 17	Celene Steckel, Director Department of Citizen Services (410) 386-3600, csteckel@carrollcountymd.gov
Cecil County	\$4,151,639	N/A	Open Now	Earl Grey, Chief of Housing and Community Development (410) 996-8215, egrey@ccgov.org
Charles County	\$5,897,393	N/A	May 17	Rita Wood, Charles County Department of Community Services WoodR@charlescountymd.gov
Dorchester County	\$2,459,157	N/A	May 17	Nancy Shockley, Director, Dorchester Community Partnership (410) 228-0281, nshockley@docogonet.com
Frederick County	\$1,426,438	\$7,758,005	Open Now	Ryan Trout, Housing Program Manager, DHCD (301) 600-3518, RTrout@frederickcountymd.gov
Garrett County	\$1,685,427	N/A	May 17	Cynthia Sharon, Project Manager (301) 334-1990, csharon@garrettcountry.org
Harford County	\$914,908	\$7,635,274	Open Now	Leonard Parrish, Director (410) 638-3045, lrparrish@harfordcountymd.gov
Howard County	\$4,512,928	\$9,735,056	Open Now	Elizabeth Meadows, Chief (410) 313-6324, emeadows@howardcountymd.gov
Kent County	\$1,332,475	N/A	May 17	Neoma Rohman, Grant Administrator (443) 786-6444, neoma@eleventhhousesolutions.com
Montgomery County	\$28,145,367	\$31,405,652	Open Now	Amanda Harris, Chief, Services to End and Prevent Homelessness (240) 618-5022, amanda.harris@montgomerycountymd.gov
Prince George's County	\$27,034,379	\$27,180,293	Open Now	Josephine Clay, Emergency Rental Assistance Program Manager (301) 883-5454, jbcly@co.pg.md.us
Queen Anne's County	\$1,656,284	N/A	Open Now	Michael Clark, Chief of Housing and Community Services (410) 758-0322, mclark@qac.org
Somerset County	\$1,841,274	N/A	May 17	Marcus Murray, Housing Rehab Specialist (410) 651-1424, Mmurray@somersetmd.us
St. Mary's County	\$4,515,115	N/A	May 17	Cynthia Brown, Division Manager (301) 475-4200, Cynthia.brown@stmarysm.com
Talbot County	\$2,439,498	N/A	May 3	Jessica Morris, Assistant County Manager (410) 770-8010, jmorris@talbotcountymd.gov
Washington County	\$9,441,971	N/A	May 17	Susan Buchanan, Director, Office of Grant Management (240) 313-2092, sbuchanan@washco-md.net
Wicomico County	\$7,380,680	N/A	Open Now	Jesse Drewer, Planner II (410) 548-4860, jdrewer@wicomicocounty.org
Worcester County	\$6,465,772	N/A	May 17	Kimberly Reynolds, Senior Budget Accountant (410) 632-1194, kreynolds@co.worcester.md.us